

# **DRAFT** CHAPTER 16: IMPLEMENTATION

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## **Overview**

The Comprehensive Plan provides guidance for growth and development decisions. Planning is an ongoing process; adoption of the Comprehensive Plan should not be viewed as the end of this process. Instead, the county should continuously work to align goals, policies, ordinances, processes and programs with the vision and aspirations of the Plan.

Implementation occurs through many tools:

- Chesterfield County Strategic Plan
- Zoning Ordinance
- Subdivision Ordinance
- Erosion and Sediment Control Ordinance
- Utilities Ordinance
- Water and Wastewater Facilities Plan
- Department Master Plans
- Capital Improvement Program and Budget Process
- Revitalization, infill and economic development strategies and plans
- Planning Commission, Board of Supervisors and County Administration Policies
- Partnerships among civic organizations, private entities, business councils, special interest groups, citizens and the county government.

## **IMPLEMENTATION COORDINATION**

Oversight for completion of the projects listed should rest with County Administration, as implementation spans multiple departments and agencies. This is best accomplished through a designated coordinator. Implementation success will depend on effective collaboration between departments, elected and appointed officials and the community. Individual project scopes, timing and associated resource needs should be discussed with the Planning Commission and Board of Supervisors prior to project initiation. Project initiation and priority should occur via regular discussions with the Commission and Board. In general, projects should seek and incorporate community input and review.

The Implementation chapter identifies general steps necessary to carry out the goals and guidelines of the Plan. The guidelines of each chapter should be used in the development of each individual step.

Implementation projects fall into two major categories:

- **COUNTYWIDE PROJECTS** – projects that approach a topic or issue from a countywide perspective.
- **SPECIAL AREA PLAN PROJECTS** – projects identified through the adoption of Special Area Plans.

### **IMPLEMENTATION TABLE KEY**

The implementation tables on the following pages use these column headings:

**Action:** general name and description of action.

**Project Lead:** department/entity primarily responsible for action completion.

**Difficulty:** general degree of difficulty to complete project, categorized as follows:

- Modest Actions – utilize existing resources and can be completed in a relatively short timeframe (generally completed within 1 year)
- Moderate Actions – somewhat complex projects, may require some additional resources in order to complete project (generally completed within 1 to 3 years)
- Major Actions – highly difficult projects, most likely to require significant resource commitments to complete project (generally completed within 3-5 years)

**Funding Source:** general identification of potential funding source(s) for project if necessary. Actual project completion may involve other funding sources than those identified.

**Outcome/Deliverable:** general description of project completion and whether Planning Commission/Board of Supervisors formal approval is required.

*Projects noted with \* have been carried over from the 2012 Comprehensive Plan Implementation chapter.*

Action	Project Lead	Difficulty	Funding Source	Outcome/ Deliverable
<b>Residential Subdivision Connectivity Policy.*</b> Review and revise policy to reflect plan guidance.	Planning	Modest	N/A	Revised policy and ordinance adopted by Board of Supervisors
<b>Stub Road Policy.*</b> Review and revise policy to reflect plan guidance.	Planning	Modest	N/A	Revised policy and ordinance adopted by Board of Supervisors
<b>Comprehensive Ordinance Amendment.*</b> Review and revise Zoning Ordinance to streamline processes and revise/add zoning districts to reflect plan guidance.	Planning	Moderate	N/A	Revised Zoning Ordinance adopted by Board of Supervisors
<b>Land Conservation Tools Strategy.*</b> Recommend an approach for landowners to preserve their property. Include recommendations to the Land Use Taxation program.	Planning	Modest	N/A	Strategy adopted by Board of Supervisors
<b>Affordable/Workforce Housing Strategy.*</b> Recommend an approach for the provision of affordable/ workforce housing.	Planning	Modest	N/A	Strategy adopted by Board of Supervisors
<b>Historical &amp; Cultural Resource Strategy.*</b> Recommend an approach to guide county preservation efforts both proactively and reactively.	Planning	Modest	N/A	Strategy adopted by Board of Supervisors
<b>County Property Acquisition Policies.*</b> Review and revise policies including site evaluation, substantial accord, acquisition, reuse and surplussing to reflect plan guidance.	Planning Utilities	Modest	N/A	Policies adopted by County Administration
<b>Neighborhood Connector Study.*</b> Develop approaches, ordinances and policies for neighborhood connector paths countywide.	Planning Parks & Rec	Modest	General Fund (already funded)	Revised policy and ordinance adopted by Board of Supervisors

Action	Project Lead	Difficulty	Funding Source	Outcome/ Deliverable
<b>Bicycle Parking Standards.*</b> Adopt new ordinances to provide both short-term customer and long-term employee bicycle parking.	Planning	Modest	N/A	Ordinances adopted by Board of Supervisors
<b>End-of -Trip Facilities.*</b> Adopt new ordinances and policies to provide end-of-trip facilities, such as lockers and showers, at key activity centers.	Planning	Modest	N/A	Ordinances/policies adopted by Board of Supervisors
<b>Bikeways &amp; Trails Plan Connection Policy.*</b> Adopt a policy requiring connection within certain distances of existing or proposed Bikeways and Trails Plan facilities as part of new development proposals.	Planning	Modest	N/A	Policy adopted by Board of Supervisors
<b>Equestrian Community Study.*</b> Partner with interested public and private organizations to determine the needs of the equestrian community in Chesterfield County.	Planning Parks & Rec Extension	Modest	N/A	Study completed and presented to Parks & Recreation Advisory Commission
<b>Non-Motorized Transportation Signage.*</b> Establish standardized signage and location protocols for the network in coordination with the Police and Fire/EMS Departments for emergency response purposes.	Planning Transportation Parks & Rec	Moderate	General Fund	Policy adopted by County Administration
<b>Standardize On-Road Bike Lanes.*</b> Work with VDOT to make all signs and pavement markings on bike lanes uniform.	Transportation	Modest	N/A	Policy adopted by County Administration
<b>Bikeways and Trails Application.*</b> Develop an online facility mapping tool for the public to use on mobile devices in coordination with regional partners.	Parks & Rec IST	Moderate	General Fund	Application created and deployed to public

Action	Project Lead	Difficulty	Funding Source	Outcome/ Deliverable
<b>Implementation Annual Report.</b> Prepare an annual report identifying progress and status of implementation projects.	Planning	Modest	N/A	Annual report presented to County Administration, Planning Commission and Board of Supervisors
<b>Blueprint Chesterfield.</b> Update the county's strategic plan to create more alignment with the Comprehensive Plan where appropriate.	Learning& Performance Center	Modest	N/A	Revised Plan adopted by County Administration
<b>Sidewalk Policy.</b> Revise policy to align with Plan and provide guidance for commercial and residential development and prioritization of county projects.	Planning Transportation	Modest	N/A	Revised policy and ordinance adopted by Board of Supervisors
<b>Health Impact Assessment.</b> Create a checklist that can be used to evaluate projects and programs based upon their impact on community health.	Planning	Modest	N/A	Checklist created and adopted by County Administration
<b>Urban Agriculture Study.</b> Explore and evaluate potential recommendations to promote urban agriculture.	Planning Extension Office	Modest	N/A	Report prepared with options presented to Board of Supervisors for further consideration
<b>Western 360 Corridor Development Policy.</b> Analyze the corridor west of Woodlake for design, speed, access and other considerations to guide development and as a template for other corridors in the county.	Planning	Modest	N/A	Policy adopted by the Board of Supervisors
<b>Mobile Home Park Strategy.</b> Recommend tools and approaches to improve the condition of existing mobile home parks.	Planning	Modest	N/A	Report prepared with options presented to Board of Supervisors for further consideration
<b>Public Facilities Annual Report.</b> Produce annual report analyzing usage, capacities and levels of service of current facilities.	Planning	Modest	N/A	Report prepared and presented to Planning Commission and Administration
<b>Conservation/Open Space Easement Policy.</b> Revise county policy regarding acceptance of easements to provide criteria and guidance.	Planning	Modest	N/A	Revised policy adopted by County Administration

Action	Project Lead	Difficulty	Funding Source	Outcome/ Deliverable
<b>Update Travel Demand Model.</b> Revise the model used by Transportation to analyze development impacts.	Transportation	Moderate	General Fund	Updated model completed
<b>Community Resource Center Feasibility/ Programming Study.</b> Initiate a study to identify space needs.	General Services	Major	General Fund	Study completed in preparation for design and construction funding
<b>Government Center Master Plan Update.</b> Revise the current master plan to reflect current needs.	General Services	Moderate	General Fund	Master plan adopted by Board of Supervisors
<b>Library Master Plan.</b> Create a master plan to guide design, standards, programming, funding and usage of library space.	Libraries	Moderate	N/A	Master plan adopted by County Administration
<b>Water &amp; Wastewater Facilities Plan Update.</b> Update the system plan to reflect comp plan recommendations for public water/wastewater supply and demand analysis.	Utilities	Major	Utilities CIP	Updated plan adopted by Board of Supervisors
<b>Proctors Creek Wastewater Treatment Plant Master Plan.</b> Develop a master plan to guide the phased expansion of the plant to accommodate growth and development of the county.	Utilities	Major	Utilities CIP	Master plan adopted by County Administration
<b>Water &amp; Wastewater Rate Study.</b> Develop an updated rate study and model to ensure adequate funding of utilities operations.	Utilities	Moderate	N/A	Study presented to Board of Supervisors
<b>Historic Tax Credit Program.</b> Create a program of incentives to encourage investment in historic properties/areas.	Community Enhancement	Moderate	N/A	Ordinance(s) adopted by Board of Supervisors
<b>Homeowner Education.</b> Promote homeowner education programs to support property maintenance efforts.	Community Enhancement	Moderate	General Fund, CDBG	Program established, deployed and marketed

Action	Project Lead	Difficulty	Funding Source	Outcome/ Deliverable
<b>Housing Rehabilitation Grants &amp; Loans.</b> Establish funding to assist qualified homeowners with housing rehabilitation in revitalization areas.	Community Enhancement	Major	General Fund, CDBG	Funding approved by Board of Supervisors
<b>Revise Property Maintenance Codes.</b> Review and revise county codes to improve property maintenance standards countywide.	Community Enhancement	Moderate	N/A	Ordinance/policies adopted by Board of Supervisors
<b>Redevelopment Focus.</b> Build organizational capacity for redevelopment projects in revitalization areas. Identify funding mechanisms and project opportunities.	Community Enhancement	Major	General Fund, CDBG, Other	Organizational capacity built, funding identified, project opportunities identified
<b>Tax Abatement in Revitalization Areas.</b> Establish a tax abatement program for new construction in revitalization areas to spur private investment.	Community Enhancement	Moderate	N/A	Ordinance/program adopted by Board of Supervisors and marketed
<b>Volunteer Coordination.</b> Create a program to coordinate volunteer efforts to aid community needs.	Community Enhancement	Moderate	N/A	Program created and deployed
<b>Gateway Policy.</b> Create a policy that guides appropriate signage, design and treatments at the county's major gateways.	Planning	Moderate	N/A	Policy adopted by the Board of Supervisors

ETTRICK VSU SPECIAL AREA PLAN		
Category	General Steps	Department Lead
PLANS	<b>REVITALIZATION PLANS.</b> Develop revitalization plans for the Ettrick area, including Neighborhood Enhancement Area plans, to promote stabilization of area neighborhoods.	TBD
STRATEGIES / STUDIES	<b>REGIONAL ACCESS.</b> Work with local, regional and state agencies to enhance regional access into the Ettrick VSU area.	TRANSPORTATION
	<b>SUMMERSEAT.</b> Work with interested partners to identify and develop a viable use for this structure.	COUNTY ADMINISTRATION
INFRASTRUCTURE	<b>ETTRICK POLICING OFFICE.</b> Relocate the Ettrick Policing Office from Ettrick Park to a more central location, preferably along Chesterfield Avenue.	PLANNING / POLICE
	<b>ETTRICK TRAIN STATION IMPROVEMENT.</b> Seek out funds to improve the Ettrick Train Station, including facilities, access and aesthetics.	TRANSPORTATION
	<b>WASTEWATER SYSTEM IMPROVEMENT.</b> Prepare and submit a request for the county's Capital Improvement Program to fund upgrades to the wastewater system along Chesterfield Avenue.	COUNTY ADMINISTRATION



ETTRICK VSU SPECIAL AREA PLAN		
Category	General Steps	Department Lead
	<b><u>STORMWATER SYSTEM IMPROVEMENT.</u></b> Prepare and submit a request for the county's Capital Improvement Program to fund upgrades to the stormwater drainage system along Chesterfield Avenue.	COUNTY ADMINISTRATION
	<b><u>ABOVE GROUND UTILITIES.</u></b> Work with Dominion Power to have above ground utilities along area roads relocated or buried.	TBD
OTHER	<b><u>VSU Master Plan.</u></b> Work with VSU on developing their master plan to ensure the Master Plan and the Ettrick VSU Special Area Plan are complementary.	PLANNING
	<b><u>Civic Group Formation.</u></b> Work with community representatives to establish a cooperative relationship between county staff and community representatives.	PLANNING

BON AIR SPECIAL AREA PLAN		
Category	General Steps	Department Lead
INFRASTRUCTURE	<b>BON AIR PEDESTRIAN AND BICYCLE NETWORK IMPROVEMENTS.</b> Seek and secure funding to construct the recommended pedestrian and bicycle network.	TRANSPORTATION
	<b>PEDESTRIAN AND BICYCLE RAILROAD CROSSING.</b> Work with VDOT to explore options for improving the vehicular traffic pattern at the railroad crossing around Rockaway Road, Bon Air Depot Lane and Rockcrest Road to accommodate pedestrian and bicycle rail crossing improvements.	TRANSPORTATION
	<b>BON AIR NEIGHBORHOOD PARK.</b> Seek and secure funds to develop the recommended Bon Air Neighborhood Park and linear trail on land at Bon Air Elementary School.	PARKS AND RECREATION
	<b>STORMWATER TREATMENT.</b> Seek and secure funds to construct the recommended stormwater treatment improvements at the stormwater outfalls into Jimmy Winter's Creek on the Bon Air Elementary School site.	ENVIRONMENTAL ENGINEERING
	<b>WASTEWATER EXTENSION.</b> Work with property owners in the area to extend the public wastewater system into unserved areas.	UTILITIES
OTHER	<b>CIVIC ASSOCIATION FORMATION.</b> Work with area businesses, faith based groups and other community organizations and associations to establish a community wide civic association.	PLANNING
	<b>ABOVE GROUND UTILITIES:</b> Work with Dominion Power to relocate the above ground utilities along area roads to underground.	TBD